

DERWENT BARN, 3 SCHOOL CLOSE, PALTERTON, S44 6RN



WILKINS VARDY

**STUNNING STONE BUILT FAMILY HOME WITH
GENEROUS PLOT AND DETACHED DOUBLE GARAGE**

Sitting at the head of this exclusive close, and boasting a generous plot with gardens and off street parking to the front and a pleasant enclosed garden to the rear, this executive style five double bedrooomed, four bathroomed detached house offers an impressive 2444 sq.ft. of impeccably presented accommodation, which includes a good sized family kitchen with bi-fold doors and utility off, three spacious reception areas and fantastic sleeping accommodation on the first and second floors. With a detached double garage, this property is ideal for a large family.

Palterton is a quaint and well regarded village, surrounded by open countryside but with fantastic access to the M1 Motorway. There are also other nearby villages such as Scarcliffe and Bolsover which house a range of good amenities.



General

Gas central heating
Wooden framed sealed unit double glazed windows
Security alarm system
Gross internal floor area - 227.1 sq.m./2444 sq.ft.
Council Tax Band - F
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A wooden framed double glazed front entrance door with matching side panels opens into a ...

Entrance Hall

Fitted with oak flooring and having a staircase rising to the First Floor accommodation.

Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising of a semi recessed wash hand basin with vanity unit below and a concealed cistern WC. Tiled floor and downlighting.

Dining Room

A good sized reception room, fitted with coving and oak flooring. Wooden framed double glazed French doors with shutters overlook and open onto the rear patio.

Living Room

A most generous dual aspect reception room having a feature fireplace with wood lintel and gas stove. Oak flooring and coving to the ceiling. French doors with matching glazed side panels open into the ...

Garden Room

A lovely triple aspect room having an insulated roof and fitted with oak flooring with electric under floor heating. French doors overlook and open onto the rear of the property.

Superb Dining Kitchen

A dual aspect room fitted with a range of wall, drawer and base units with complementary granite work surfaces and upstands. Inset sink with mixer tap. Included in the sale is the range cooker with extractor hood over, and there is also an integrated dishwasher. Porcelain tiled floor with electric under floor heating. Coving and downlighting. Tri-fold doors overlook and open onto the rear of the property.



Utility Room

Being part tiled and fitted with a range of solid oak wall, drawer and base units with complementary work surfaces over. Inset single drainer stainless steel sink with mixer tap. Space and plumbing is provided for an automatic washing machine, and there is space for an American style fridge/freezer. Tiled floor with electric under floor heating, and downlighting. A wooden framed double glazed door gives access onto the rear of the property.

On the First Floor

Spacious Landing

With staircase rising to the Second Floor accommodation.

Master Bedroom

A generous dual aspect double bedroom having a range of fitted wardrobes. A door gives access into an ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, semi pedestal wash hand basin and a low flush WC. Chrome heated towel radiator. Tiled floor and downlighting.

Bedroom Two

A generous rear facing double bedroom fitted with coving. A door gives access into an ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, semi pedestal wash hand basin and a low flush WC. Chrome heated towel radiator. Tiled floor and downlighting.

Bedroom Three

A good sized rear facing double bedroom, fitted with coving.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a tiled-in bath with glass shower screen and mixer shower over, semi pedestal wash hand basin and a low flush WC. Chrome heated towel radiator. Tiled floor and downlighting.

On the Second Floor

Spacious Landing

Having two wooden framed double glazed Velux windows.



Bedroom Four/Cinema Room

A good sized double bedroom, currently used as a cinema room. Having three wooden framed double glazed Velux windows and downlighting.

Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, semi pedestal wash hand basin and a low flush WC. Chrome heated towel radiator. Tiled floor and downlighting.

Bedroom Five

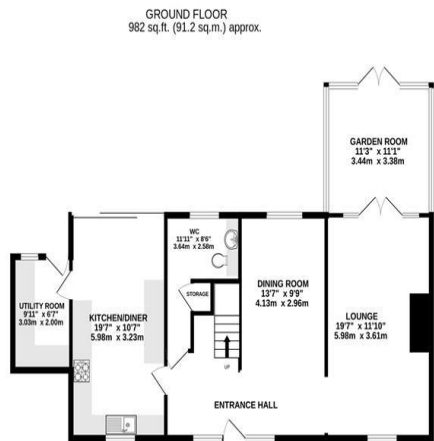
A good sized double bedroom having two wooden framed double glazed Velux windows and downlighting. Access doors to eaves storage.

Outside

To the front of the property there is a double garage and block paved drive providing off street parking for two cars. An opening leads to the front of the property where the block paving continues and provides additional parking, and there is also a lawned garden.

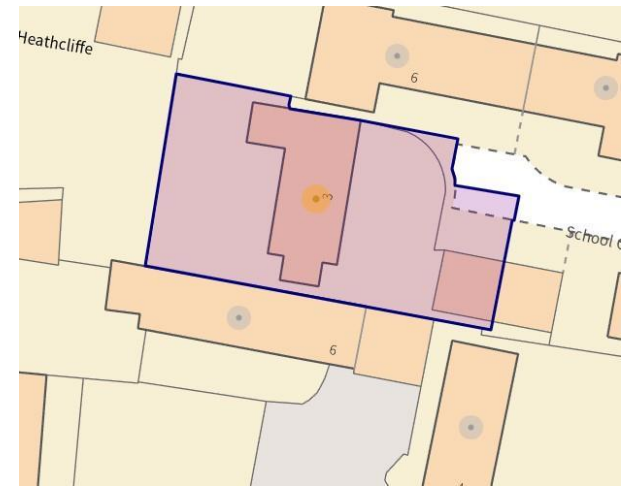
To the rear of the property there is a paved patio and lawned garden with mature border of shrubs.





TOTAL FLOOR AREA : 2444 sq.ft. (227.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas stove, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

School Catchment Areas: Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.

